

2

**Notice of Confidentiality Rights:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.

## MINERAL AND ROYALTY CONVEYANCE

THE STATE OF TEXAS }

COUNTY OF Tarrant }

KNOW ALL MEN BY THESE PRESENTS:

1. That **Christine Ford**

hereinafter called Grantor (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, cash in hand paid by COASTAL MANAGEMENT TRUST, P. O. Box 1569, Porter, Texas, 77365, NEW ATLANTIC TRUST, P. O. BOX 110, Porter, Texas, 77365, and BLANCO-D TRUST, 12214 Gaylawood Drive, Houston, Texas 77066; hereinafter called Grantees, (whether one or more), the receipt of which is hereby acknowledged, Grantor has granted, sold conveyed, assigned and delivered, and by these presents does grant, sell convey, assign, set over and deliver unto the said Grantees (COASTAL MANAGEMENT TRUST owning 20.00%, NEW ATLANTIC TRUST owning 70.00%, and BLANCO-D TRUST, owning 10.00%), all of the oil, gas, and other minerals including without limitation, all of the oil royalty, gas royalty, overriding royalty, royalty in casinghead gas and gasoline in, on and under, and that may be produced and mined from the following described lands situated in the County of Tarrant, State of Texas, to-wit:

Any and all of Grantor's right, title and interest in all of those certain tracts or parcels of land located within the geographical boundaries of the PANTEGO "A" UNIT, comprising 515.842 acres of land (formerly known as 488.976 acres of land), more or less, out of the Nathan Smith Survey, A-1432, and the Samuel A. Houston Survey, A-714, Tarrant County, Texas, and those lands more particularly described in that Designation of Pooled Unit dated effective May 1, 2009, recorded Instrument No. D209131773, Official Public Records, Tarrant County, Texas, and all amendments thereto, including that First Amended and Ratified Designation of Pooled Gas Unit dated October 7, 2010, recorded Instrument No. D210247537, Official Public Records, Tarrant County, Texas. Reference is made to these lands for descriptive purposes only and shall not limit this conveyance to any particular depth. Grantor agrees to execute any supplemental instrument requested by Grantee for a more complete or accurate description of said lands,

together with the rights of ingress and egress at all times for the purposes of mining, drilling and exploring said lands and lands pooled or unitized therewith for oil, gas and other minerals, and measuring, receiving and removing the same therefrom.

2. This conveyance is made subject to the terms of all existing oil and gas leases, if any, covering all or any portion of said lands, insofar as they cover said lands and insofar as they cover the above-described royalty interest. This conveyance covers and includes all royalties due and to be paid or delivered under said leases, insofar as they cover said lands. For the same consideration, Grantor also grants, sells, conveys, assigns, and transfers to Grantees, their heirs, successors, administrators, executors and assigns, all of Grantor's interest in any production of oil gas or other minerals from the lands covered hereby prior to the date hereof, together with any such production now held in storage, tanks, and pipelines, and any and all sums of money, escheated funds, suspended runs or accounts of any type or character, due or owing to Grantor by parties by reason of any such prior production, and all of Grantor's future interests and after-acquired title in and to the above-described royalties, insofar as they cover said land during the term hereof.

3. Without impairment of Grantee's rights under the warranty in event of failure of title, it is agreed that if the conveyance covers less interest in the oil, gas, sulphur, or other minerals in all or any part of said land than the entire and undivided fee simple estate (whether Grantor's interest is herein specified or not), or no interest therein, then the consideration shall be paid only in the proportion which the interest therein if any, covered by this conveyance, bears to the whole and undivided fee simple estate therein.

4. By execution of this instrument, Grantor also authorizes and directs all persons responsible for paying and/or delivering the royalties subject to this instrument (the "subject royalties") to commence paying and/or delivering the subject royalties to Grantees in accordance with this instrument. Grantor warrants and represents to each such person and to that person's heirs, successors, assigns, and legal representatives that, prior to making this conveyance, Grantor was the lawful owner of the subject royalties and that Grantor has not heretofore conveyed the subject royalties to any other person. Grantor shall indemnify and hold each person responsible for paying and/or delivering the subject royalties, and that person's heirs, successors, assigns, and legal representatives harmless from and against any lawful claims to the subject royalties by, through, or under Grantor, but not otherwise.

5. Coupled with this interest herein conveyed, Grantor does hereby irrevocably appoint and constitute the Trustee of Coastal Management Trust as Grantor's Agent and Attorney-in-Fact for the limited purpose only of executing division orders, transfer orders, correction conveyances, amendments of description or Grantor's capacity, including typographical errors, and all other instruments as may be necessary for this conveyance of interest, so that he may act in Grantor's place instead for this limited purpose only. Said Trustee is also given, through this provision, the authority to correct the description of the property being conveyed by inserting a correct legal description, plat or exhibit over Grantor's signature, and authority is expressly given to perfect this conveyance as to any blank or incomplete sections therein, and to strike through or mask the Social Security Number of any natural person for recording purposes only. Grantor authorizes third parties to release information concerning the interests being conveyed prior to recording of this conveyance.

6. TO HAVE AND TO HOLD the above-described property and rights, together with all and singular the rights and appurtenances thereto in any wise belonging, unto said Grantees, and the Grantee's heirs, successors, administrators, executors and assigns forever, and the Grantor does hereby bind himself and his, herself and her, itself and its, and/or themselves and their (as the case may be) heirs, successors, administrators, executors, and assigns to warrant and forever defend all and singular, the said property and rights unto the said Grantees, and Grantee's heirs, successors, administrators, executors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

7. This document affects your legal rights, please read it carefully or seek legal counsel prior to signing. Grantor represents and warrants that he or she has read the entire contract, or has had it read to him or her and understands and agrees to the terms of this contract.

Witness the following signatures, this 14<sup>th</sup> day of February, 2011.

Christine Ford  
Christine Ford

SSN/TAX ID

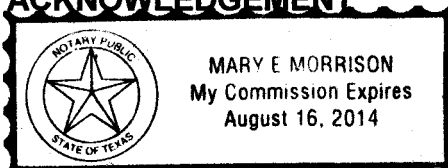
024 448216

SSN/TAX ID

Statutory Notice, Section 5.151, Subchapter F, Title 2 of the Texas Property Code:  
"By executing and delivering this instrument you are selling all or a portion of your mineral or royalty interest in the Pantego "A" Unit, Tarrant County, Texas".

**NOTARY ACKNOWLEDGEMENT**

THE STATE OF Texas }  
COUNTY OF Tarrant }



BEFORE ME, the undersigned authority, on this day personally appeared Christine Ford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14<sup>th</sup> day of February, 2011.

(L.S.)

My Commission Expires: August 14, 2014

M. E. Morrison  
Notary Public

**NOTARY ACKNOWLEDGEMENT**

THE STATE OF }  
COUNTY OF }

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2011.

(L.S.)

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**NOTARY CORPORATION ACKNOWLEDGEMENT**

THE STATE OF }  
COUNTY OF }

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the \_\_\_\_\_ of \_\_\_\_\_, a corporation, and that he/she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2011.

(L.S.)

My Commission Expires: \_\_\_\_\_

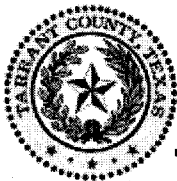
\_\_\_\_\_  
Notary Public

This document prepared by and after recording please return to:

**COASTAL MANAGEMENT TRUST**  
**P. O. BOX 1569**  
**PORTER, TX 77365**

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

COASTAL MANAGMENT TRUST  
PO BOX 1569  
PORTER, TX 77365

Submitter: COASTAL MANAGMENT TRUST

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 2/22/2011 4:22 PM

Instrument #: D211042755

LSE

3

PGS

\$20.00

By: \_\_\_\_\_

*Mary Louise Garcia*

D211042755

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: SLDAVES